

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Meeting Agenda**

First Floor, Board Room  
Development and Business Services Center  
1901 South Alamo Street

**Monday, November 15, 2004**

**Board of Adjustment Board Members**

|                   |               |                   |                |
|-------------------|---------------|-------------------|----------------|
| Vacant            | District 1    | Vacant            | District Mayor |
| Oscar Williams    | District 2    | Yolanda Arellano  | District 7     |
| Jesse F. Jenkins  | District 3    | Vacant            | District 8     |
| Joseph M. Tinti   | District 4    | Mike Villyard     | District 9     |
| Jesse Zuniga, Jr. | District 6    | Michael Gallagher | District 10    |
|                   | Laura Lizcano | District 5        |                |
|                   | Chairperson   |                   |                |

- I. **12:00 p.m. – Work Session presentation by staff to discuss procedures, and other items for consideration on the agenda for November 15th, 2004.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-04-131PP:** The request of Norma Bergeron for a Special Exception to relocate a structure from 2432 SW Loop 410 to 320 Stonewall Avenue.
- V. **A-04-136PP:** The request of Hosts Restaurants Inc. for a 7-foot, 3-inch variance from the maximum allowable overall free-standing sign height of 40 feet to remove and replace the sign cabinet on an existing free-standing sign to 47-feet, 3 inches tall, 8615 Broadway.
- VI. **A-04-137:** The request of Hotel Properties Texas LP for 1.) a 52-foot, 6 ½ inch variance from the maximum allowable overall free-standing sign height of 40 feet to remove and replace the sign cabinet on an existing free-standing sign to 92 feet, 6 ½ inches tall, and, 2.) a 224-square-foot sign face area variance from the maximum allowable sign face area of 240 square-feet to install a 464 square-foot sign, 628 South Santa Rosa.
- VII. **A-04-142:** The request of Billy Majors for a 20-foot variance from the minimum 30-foot rear setback required in “C-3” districts when adjacent to residential zoning or uses to build a commercial building only 10 feet from the rear property line, 1121 and 1127 Southwest Military Drive.
- VIII. **A-04-144:** The request of the City of San Antonio for a Special Exception to relocate a structure from 2432 Southwest Loop 410 to 15890 State Highway 16 South.

- IX. The presentation of new evidence and a request by Kenneth L. Denton to re-open Case No. A-04-130 and waive the 1-year time limitation for an appeal for the property located at 1207 North Flores.
- X. **Staff Report.**
- XI. **Approval of the minutes from the regular meeting October 18, 2004.**
- XII. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XIII. **Adjournment.**

**Note:** The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

# BOARD OF ADJUSTMENT

November 15, 2004

CASE NO. A-04-131PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 15, 2004 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Norma Bergeron

The east and north irregular 76.93 feet of the west irregular 187.4 feet of Lot B, Block 4, NCB 7798

320 Stonewall Avenue

Zoned: "R-6" Residential Single-Family District

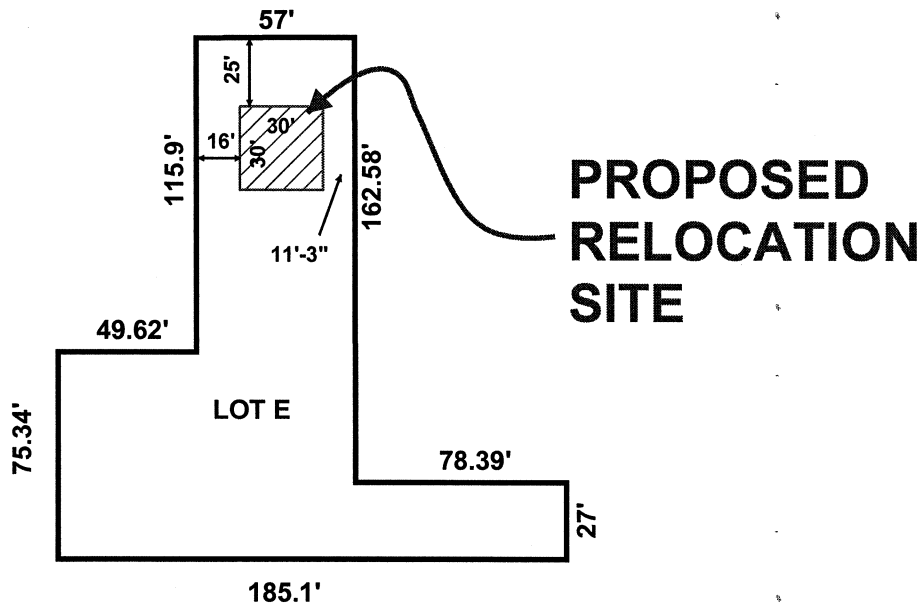
The applicant requests a Special Exception to relocate a structure from 2432 Southwest Loop 410 to 320 Stonewall Avenue.

The Development Services Department could not issue a permit because Section 35-389 gives only the Board of Adjustment the authority to grant this Special Exception.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter.

PLEASE COMPLETE AND RETURN THE ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318

## STONEWALL AVE.



Plot Plan

**A-04-131P.P.**

Produced by the City of  
San Antonio Planning Department  
in cooperation with Development  
Services Department

## BOARD OF ADJUSTMENT

November 15, 2004

CASE NO. A-04-136PP

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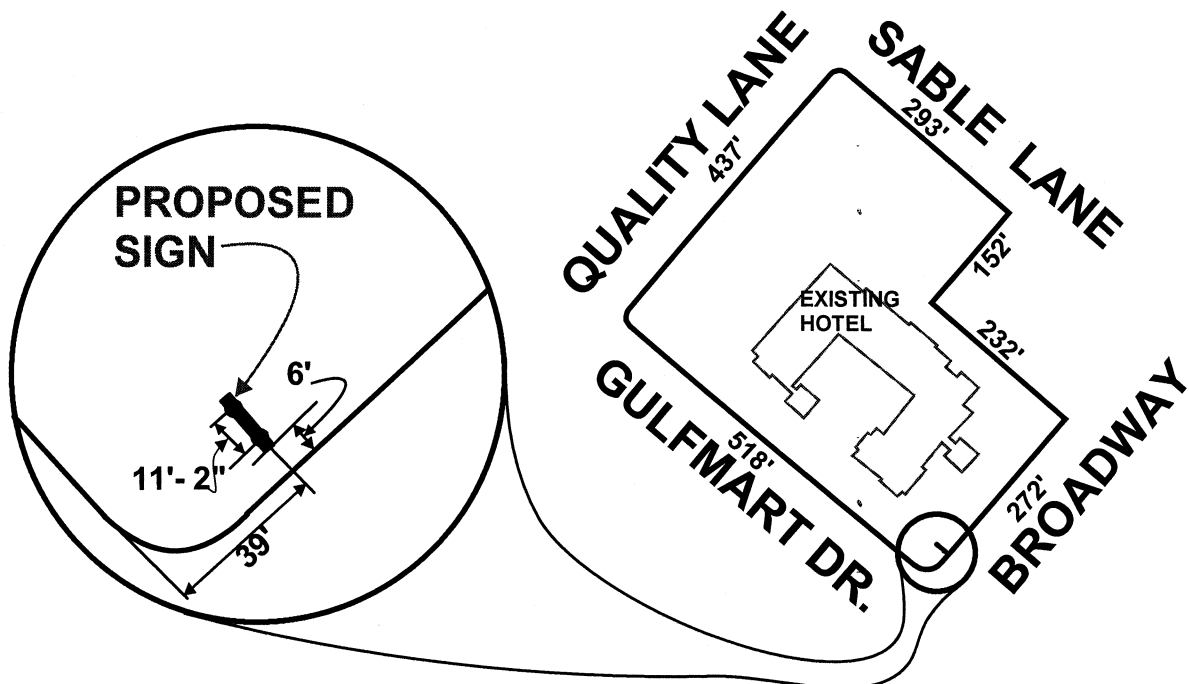
Hosts Restaurants Inc.  
Lot 32, NCB 12100  
8615 Broadway  
Zoned: "I-1" General Industrial District

The applicant requests a 7-foot, 3 inch variance from the maximum allowable overall free-standing sign height of 40 feet to remove and replace the sign cabinet on an existing free-standing sign to 47-feet, 3 inches tall.

The Development Services Department could not issue a permit because Chapter 28, Section 28-239 requires a maximum allowable free-standing sign height of 40 feet.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**Plot Plan**  
**A-04-136P.P.**

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Services Department

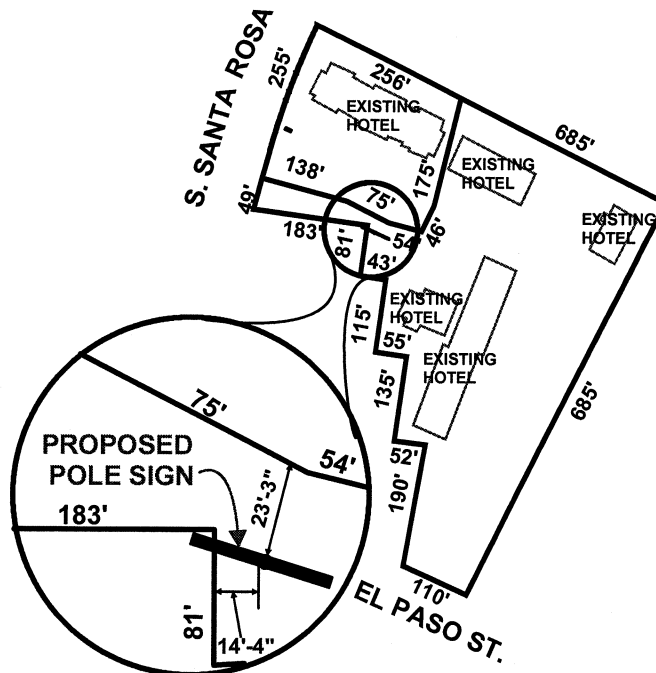
November 15, 2004

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 15, 2004 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

The applicant requests 1.) a 52-foot, 6 1/2 inch variance from the maximum allowable overall free-standing sign height of 40 feet to remove and replace the sign cabinet on an existing free-standing sign to 92 feet, 6 1/2 inches tall, and 2.) a 224-square-foot sign face area variance from the maximum allowable sign face area of 240 square-feet to install a 464 square-foot sign.

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## Plot Plan

**A-04-137P.P.**



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Services Department

# BOARD OF ADJUSTMENT

November 15, 2004

CASE NO. A-04-142

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 15, 2004 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

## Country Motors

Lots 36A, 37, and the east 25 feet of Lot 38, Block 25, NCB 8948

1121 and 1127 Southwest Military Drive

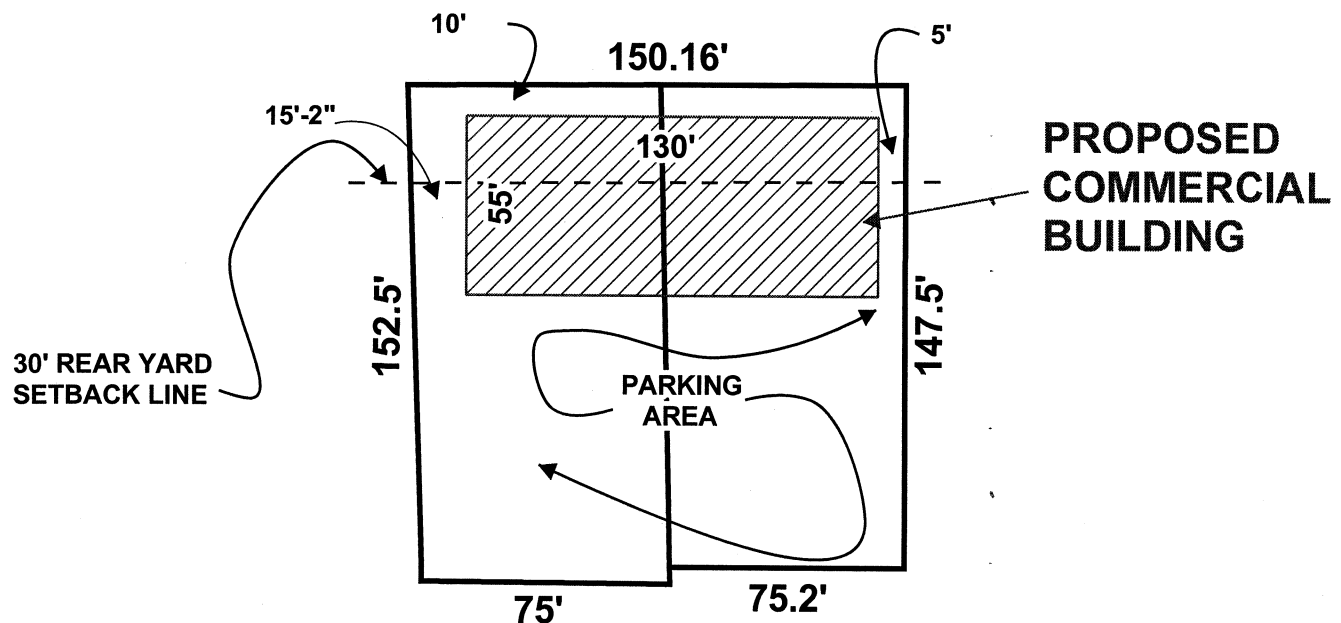
Zoned: "C-3" Commercial District

The applicant requests a 20-foot variance from the minimum 30-foot rear setback required in "C-3" districts when adjacent to residential zoning or uses to build a commercial building only 10 feet from the rear property line.

The Development Services Department could not issue a permit because the request would not be in compliance with Section 35-310.01(b) Table 310-1 of the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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**S.W. MILITARY DR.**

**Plot Plan**

**A-04-142**



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# BOARD OF ADJUSTMENT

November 15, 2004

CASE NO. A-04-144

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 15, 2004 in the Board Room, located on the 1<sup>st</sup> floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

City of San Antonio

P-5C, ABS 13 and P-6B, ABS 13, CB 4297

15890 State Highway 16 South

Zoned: "RP" Resource Protection District

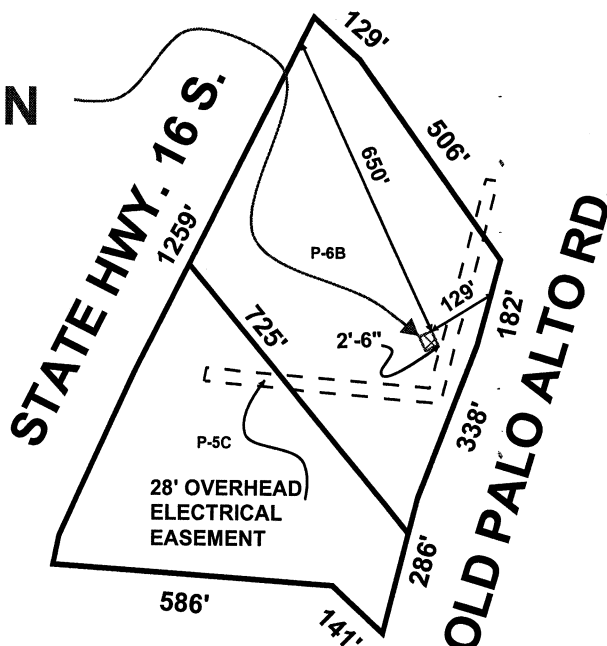
The applicant requests a Special Exception to relocate a structure from 2432 Southwest Loop 410 to 15890 State Highway 16 South.

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**PROPOSED  
RELOCATION  
SITE**



Plot Plan  
**A-04-144**

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